



City of Dublin

CITY OF DUBLIN
PLANNING

RECEIVED
MAY 28 2014

Administrative Review Team | June 2012

Case # 14 - 050 MPR

APPLICATION FOR DEVELOPMENT

PLEASE CHECK THE TYPE OF REVIEW

- ☐ West Innovation Districts
(Zoning Code Sections 153.037 - 153.043)
- ☒ Bridge Street Corridor Districts
(Zoning Code Sections 153.057- 153.066)
- ☐ Wireless Communication Facility (Chapter 99)

PLEASE CHECK THE APPLICATION TYPE

- ☐ Basic Plan Review ☒ Minor Project
☒ Development Plan Review ☐ Site Plan Review
- ☐ Waiver Review ☐ Master Sign Plan
☐ Open Space Fee-in-Lieu ☐ Parking Plan
☐ City Council Appeal ☐ Administrative
Departure

Wireless Applications

- ☐ New Tower ☐ Co-Location
☐ Alternative Structure ☐ Temporary

The following applications require review and decision by the **Planning and Zoning Commission, Board of Zoning Appeals, or Architectural Review Board**, but may be submitted concurrently with another application.

Check any that apply:

- ☐ Conditional Use ☐ Rezoning
☐ Administrative Appeal
☐ Project involving modifications to property within the Architectural Review District
☒ Other: Sign Variance

SUBMISSION REQUIREMENTS

- ☐ **Fee** (refer to the approved fees list)
- ☐ **Electronic Copies** of all application materials (PDF, JPEG, Word, etc. as appropriate)
- ☐ **Submission Requirements** for each type of application (refer to checklists)
- ☐ **Legal Description and/or Property Survey** for the subject property

I. PROPERTY INFORMATION: Provide information to identify properties and the proposed development. Attach additional sheets if necessary.

Property Address(es): 5125 Post Road	
Tax ID/Parcel Number(s): 273-002463-00	Parcel Size(s) in Acres: 3.029
Existing Land Use/Development: Developed	Zoning District:

- ☐ Check this box if any **Administrative Departures** are requested and attach an Administrative Departure request form.
- ☐ Check this box if any **Waivers** are requested as part of the application for development and attach a Waiver Request form.

II. PROPERTY OWNER INFORMATION: Indicate the person(s) or organization(s) who own the property proposed for development. Attach additional pages if there are multiple property owners.

Name (Individual or Organization): Buckeye Lodge LLC	
Mailing Address: 8960 Gilg Street New Albany, Ohio 43054	
Daytime Telephone: 740-704-1273	Fax:
Email or Alternate Contact Information: Andivasani@gmail.com	

FOR OFFICE USE ONLY: DIRECTOR'S ACCEPTANCE

Date of Acceptance: <u>5/28/2014</u>	Next Decision Due Date:
Final Date of Decision:	Determination:
Director's (or Designee's) Signature:	

III. APPLICANT(S): Indicate person(s) submitting the application if different than the property owner(s).

Name: (Individual or Organization) Jim Dooley Morrison Sign Company	
Mailing Address: 2757 Scioto Parkway Columbus Ohio 43221	
Daytime Telephone: 614-276-1181	Fax: 614-274-6048
Email or Alternate Contact Information: jdooley@morrisonsigns.com	

IV. AUTHORIZED REPRESENTATIVE(S): Indicate the person(s) authorized to represent the property owner and/or applicants.

Name: (Individual or Organization) Triumph Signs	
Mailing Address: 480 Milford Parkway	
Daytime Telephone: 513-576-8090	Fax: 513-576-8095
Email or Alternate Contact Information: sales@triumphsigns.com	

V. AUTHORIZATION FOR OWNER'S APPLICANT(S)/REPRESENTATIVE(S): Complete if applicable.

I, _____, the owner , hereby authorize _____ to act as a representative(s) in all matters pertaining to the processing and approval of this application, including modifying the application. I agree to be bound by all representations and agreements made by the designated representative.	
Signature of Current Property Owner: See attached letter of authorization	Date:

☒ Check this box if the original Authorization for Owner's Applicant(s)/Representative(s) is attached as a separate document.

VI. AUTHORIZATION TO VISIT THE PROPERTY: Site visits to the property by City representatives are essential to process this application. The Owner/Applicant, as noted below, hereby authorizes City representatives to enter, photograph and post a notice on the property described in this application. This is optional, but recommended.

I, _____, the owner or authorized representative , hereby authorize City representatives to enter, photograph and/or post a notice on the property described in this application.	
Signature of Owner or Authorized Representative:	Date:

VII. APPLICANT'S AFFIDAVIT: This section must be completed and notarized.

I, _____, the owner or authorized representative , have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted, is complete and in all respects true and correct, to the best of my knowledge and belief.	
Signature of Current Property Owner or Authorized Representative:	Date:

☐ Check this box if the Applicant's Affidavit and Acknowledgement is attached as a separate document.

Subscribed and sworn to before me this _____ day of _____, 20_____

State of _____

{Notary Public Seal}

County of _____

MINOR PROJECT REVIEW CHECKLIST

MINOR PROJECT OVERVIEW

The purpose of the Minor Project Review is to provide an efficient review process for smaller projects that do not have significant community effects. The Minor Project Review is necessary to ensure that applications meet the requirements of Chapter 153 of the Dublin Code of Ordinances.

PLEASE CHECK THE MINOR PROJECT TYPE

Refer to Zoning Code Section 153.066(G):

- ☐ Single-family detached building
- ☐ Multiple-family/single-family attached buildings (eight dwelling units or fewer)
- ☐ Non-residential structures 10,000 square feet or less
- ☐ Principal structure additions of less than 10,000 square feet or 25%, whichever is less
- ☐ Exterior modifications involving not more than 25% of the total façade area of the structure
- ☒ Signs, landscaping, parking, and other site improvements without a principal structure
- ☐ Accessory structures and uses
- ☒ Modifications to an Existing Structure
- ☒ Master Sign Plan
- ☐ Parking Plan

<input checked="" type="checkbox"/>	Completed original application form and fee
<input checked="" type="checkbox"/>	Project Description (generally outline the project)
<input checked="" type="checkbox"/>	General description of conformance to the Bridge Street Corridor Vision Report, Zoning Code Sections 153.057 - 153.065, and any approved Development Plans and/or Site Plans, where applicable
<input checked="" type="checkbox"/>	List of proposed Site Plan Waivers and/or Administrative Departures (if known). If applicable, attach a Site Plan Waiver or Administrative Departure Request Form .

All plans shall be labeled and include the name of the development, developer, plan scale, plan date, date(s) of revisions, location key map, and north arrow on each page. 10 scaled, folded, and collated copies (11x17 and/or 22x34 as appropriate) shall be submitted including the following information. If Planning and Zoning Commission or Architectural Review Board review is required, additional copies of materials may be requested. **Plans shall include the following information, unless otherwise waived by the Director for items determined to be unnecessary to the application.**

General Site Plan Elements

- ☐ Existing conditions and site features drawn to scale, including rights-of-way, vehicular and pedestrian access points, all known easements, utilities, buildings and structures, pavement, topographical features, vegetation, bodies of water, and any other relevant existing site features
- ☒ Proposed site plan, including project area and dimensions, area of approved Development Plan and/or Site Plan with which the project is associated, and proposed vehicular and pedestrian lot and block access configurations

Site Development

A. Use

No change of use proposed ☒

- ☐ List the proposed uses (refer to §153.059), number of dwelling units, and square footage of each use. Identify whether any use specific standards apply (refer to §153.059(C)).

B. Open Space

No open spaces proposed/required ☒

- ☐ Required open space computation and method(s) of provision identified on the plans (refer to §153.064)
- ☐ Open Space Types proposed (refer to §153.064(F))
- ☐ Request for fee-in-lieu application Yes ☐ No ☐ If yes, attach an **Open Space Fee in Lieu Request** form
- ☒ For each Open Space Type, identify the total acreage and dimensions (refer to §153.064(G)(1)(a)); percentage perimeter of each Open Space Type along buildings and rights-of-way; percentage of impervious and semi-pervious surfaces; and any plans for proposed improvements, including structures, water features, site amenities, etc. Provide specification sheets for all pre-fabricated site amenities, and elevations and material specifications for all other site improvements.

C. Parking and Loading

No changes to parking/loading proposed ☒

- ☐ Required parking computation (vehicular and bicycle) based on the proposed mix of uses (refer to § 153.065(B))
- ☐ Parking location and layout, including all on-site, off-site, on-street and accessible vehicular spaces, and all bicycle parking
- ☐ Required loading space computation (refer to § 153.065(B)(7)) and location and layout of all loading facilities
- ☒ Parking plan proposed Yes ☐ No ☐ If yes, provide a description and demonstration of all proposed Adjustments to Required Vehicle Parking (refer to § 153.065(B)(2)(b)), including a Demonstration of Parking Need, and evidence of any shared parking arrangements or agreements

II. MINOR PROJECT PLAN, CONTINUED

Site Development, Continued	
D. Landscaping and Tree Preservation	
No changes to existing landscaping proposed <input checked="" type="checkbox"/>	
<input type="checkbox"/>	Tree survey, including location, sizes, and types of existing trees 6 inches or greater in diameter, measured at 3½ feet off the ground, and the general location of all other existing plant materials, with an identification of materials to be removed and materials to be preserved, including any landmark trees identified on the property
<input type="checkbox"/>	Tree preservation plan (refer to §153.065(D)(9))
<input type="checkbox"/>	Landscape plan, including calculations showing required landscaping, and location and type of all proposed shrubs, trees, and other live plant material (refer to §153.065(D)). Indicate the proposed perimeter landscape buffering, if applicable (refer to §153.065(D)(4)), proposed surface parking and circulation area landscape treatments (refer to §153.065(D)(5)), Required Building Zone treatment (refer to §153.065(D)(6)), and all building foundation landscaping (refer to §153.065(D)(7)). Indicate any landscape areas specifically dedicated for stormwater management purposes.
<input type="checkbox"/>	Planting list for proposed landscape materials with caliper size or height of material, method of installation, dates of plant installation, botanical and common names, and quantity
<input type="checkbox"/>	Landscape maintenance plan and schedule including contact information of the party responsible for maintenance
<input type="checkbox"/>	Street trees (refer to §153.065(D)(3)), including type, locations, and method of installation
E. Signs	
No signs proposed <input type="checkbox"/>	
<input type="checkbox"/>	Number of proposed signs and proposed locations, including any potential ground signs or building-mounted signs. Provide elevations indicating all proposed and/or potential building-mounted signs and any other proposed signs (refer to §153.066(H))
<input type="checkbox"/>	Sign design and lighting, including dimensions for all sign copy, logos, and secondary text and/or images, colors, and material specifications
<input type="checkbox"/>	Master sign plan proposed Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, include, at a minimum, all proposed locations, types, number, heights, and sizes of signs, indicated on scaled plans and/or building elevation drawings, proposed materials, colors, types of illumination, and fabrication details (refer to §153.065(H)(2)(c)6). Include a statement addressing the Master Sign Plan criteria, and identify any proposed departures from the sign regulations of §153.065(H)
F. Site Management	
No site modifications proposed <input checked="" type="checkbox"/>	
<input type="checkbox"/>	Dumpster location(s), including elevations and construction details, and waste removal plan including frequency and type of removal
<input type="checkbox"/>	Proposed fences, walls, and screening methods, including types, materials, and locations (refer to §153.065(E))
<input type="checkbox"/>	Site lighting plan (refer to §153.065(F)), including locations of all site, building, and pedestrian lighting, and pole and light fixture specification sheets
Access and Circulation	
Not Applicable <input checked="" type="checkbox"/>	
<input type="checkbox"/>	Proposed driveways (show all driveways and intersections within 250 feet of the site) and all vehicular circulation areas. Include sight visibility triangle measurements and curb radii for all driveways and parking lot islands.
<input type="checkbox"/>	Traffic regulatory signs and pavement markings
<input type="checkbox"/>	Designation of fire lanes
<input type="checkbox"/>	Location, width and materials for proposed sidewalks and non-motorized paths within the site, rights of way, or easements
Grading and Utilities	
Not Applicable <input checked="" type="checkbox"/>	
<input type="checkbox"/>	Site grading plan, including locations of existing drainage courses, floodplains, streams, and wetlands with elevations, and method of mitigation or protection
<input type="checkbox"/>	Stormwater drainage and management consistent with the requirements of Chapter 53 of the Dublin City Codes
<input type="checkbox"/>	Location(s) of sanitary sewers, existing and proposed
<input type="checkbox"/>	Location(s) and size(s) of existing and proposed water mains, well sites, water service and fire hydrants
<input type="checkbox"/>	Location(s) of above and below ground gas, electric and telephone lines, existing and proposed (refer to §153.065(G))
<input type="checkbox"/>	Location(s) of transformers and utility boxes

II. MINOR PROJECT PLAN, CONTINUED

Building Types and Architecture		Not Applicable <input type="checkbox"/>
<input type="checkbox"/>	List and identify on the plans the building type(s) proposed (refer to §153.062). For each building type, complete and attach an Individual Building Type Requirement Table .	
<input type="checkbox"/>	The proposal involves an Existing Structure (refer to §153.062(B)(2)) Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, provide the original gross floor area of the Existing Structure, any proposed expansions to the Existing Structure (percentage and square footage), and/or a description of any proposed exterior architectural modifications (including percentage of modifications to the original building façades)	
<input type="checkbox"/>	Roof plans (refer to §153.062(D)), including slopes of pitched roofs and parapet height where applicable	
<input type="checkbox"/>	Building sections indicating story height (refer to §153.062(N)(2))	
<input type="checkbox"/>	Building façade elevations for all sides, dimensioned and drawn at an appropriate scale. Include all proposed vents, gutters, downspouts, air conditioning units, and utility elements.	
<input type="checkbox"/>	Building materials and colors labeled on all building elevations, including material specifications (refer to §153.062(E)). Identify the percentage of each type of material on each elevation, and the percentage used on the overall building.	
<input type="checkbox"/>	Conceptual building floor plans	
<input type="checkbox"/>	Provision of architectural details and material specification sheets (as appropriate), including building entrance design, mid-building pedestrianways, windows, shutters, awnings, canopies, balconies, porches, stoops, chimneys, vehicular canopies, etc. (refer to §153.062 for general building type requirements)	
<input type="checkbox"/>	Terminal vista treatments (if applicable) (refer to §153.062(J))	
<input type="checkbox"/>	Method of meeting building variety requirements (if applicable) (refer to §153.062(K))	

III. MINOR PROJECT REVIEW CRITERIA: The Administrative Review Team shall review the application for a Minor Project and approve, deny, or approve with conditions, based on the criteria of §153.066(F)(5) applicable to Site Plan Reviews. The decision on the Minor Project shall be provided not more than 14 days from the filing of the Minor Project Review application, unless otherwise agreed to in writing by the City and the applicant.

Review Criteria for Minor Projects (Site Plans)	
(a)	The Site Plan shall be substantially similar to the approved Basic Plan;
(b)	If a Development Plan has been approved that includes the property, the application is consistent with the Development Plan;
(c)	The application meets all applicable requirements of §153.059 and §§153.062 through 153.065 except as may be authorized by Administrative Departure(s) pursuant to §153.066(H);
(d)	The internal circulation system and driveways provide safe and efficient access for residents, occupants, visitors, emergency vehicles, bicycles, and pedestrians;
(e)	The relationship of buildings and structures to each other and to other facilities provides for the coordination and integration of the development within the surrounding area and the larger community and maintains the image of Dublin as a high quality community;
(f)	The application is consistent with the requirements for types, distribution, and suitability of open space in §153.064 and the site design incorporates natural features and site topography to the maximum extent practicable;
(g)	The scale and design of the proposed development allows the adequate provision of services currently furnished by or that may be required by the City or other public agency including, but not limited to, fire and police protection, public water and sanitary sewage services, recreational activities, traffic control, waste management, and administrative services;
(h)	Stormwater management systems and facilities will not cause alterations that could increase flooding or water pollution on or off the site, and removal of surface waters will not adversely affect neighboring properties;
(i)	If the development is to be implemented in phases, each phase is able to be considered independently, without the need for further phased improvements; and
(j)	The application demonstrates consistency with the BSC Vision Report, Community Plan and other related policy documents adopted by the City.

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Ohio } ss.
County of Franklin }

On this the 19th day of May, 2014, before me,

Ryan P. McDiffitt
Name of Notary Public

personally appeared Deborah Jacoboni
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



RYAN P. McDIFFITT
Notary Public, State of Ohio
My Comm. Expires 12-28-2016

R P

Signature of Notary Public

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

Not required by law, this information can be useful to those relying on the document and prevent fraud.

Description of Any Attached Document

Title or Type of Document: Triumph Signs and Graphics

Document Date: 5/19/14 Number of Pages: 2

Signer(s) Other Than Named Above: _____

RIGHT THUMBPRINT OF SIGNER #1	RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here	Top of thumb here



Letter of Authorization

Property Owner/Agent Information:

Company Name: Buckeye Lodging

Mailing Address: 5125 Post Road

City: DUBLIN State: Ohio Zip: 43017

Contact: _____ Phone: _____

Fax: _____ Email: _____

Site Address Information:

Company Name: DBA Red Roof

Street Address: 5125 Post Road

City: DUBLIN State: Ohio Zip: 43017

I, Deborah Jacoboni, owner/agent of Buckeye Lodging
give Triumph Signs & Consulting, Inc. and their Authorized Vendor, Triumph,
authorization to install signage at the above mentioned property. This letter shall also serve to authorize
Triumph Signs & Consulting, Inc. and their Authorized Vendor, Triumph, to
act as our agent when applying for necessary municipal approvals and permits.

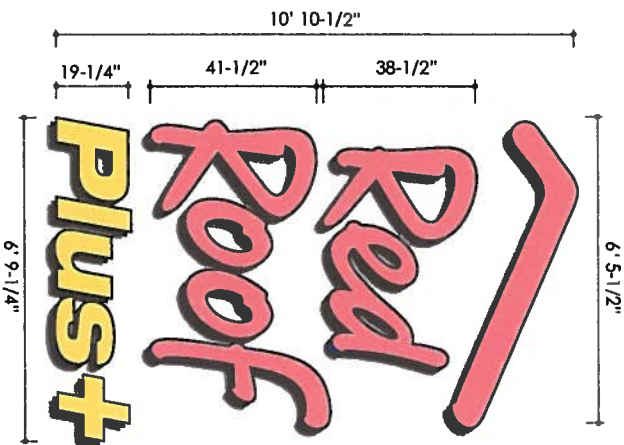
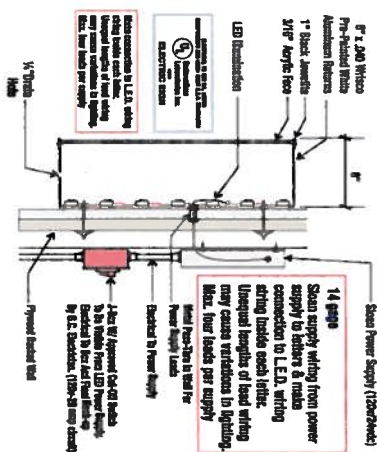
Signature of Property Owner/Agent: Deborah Jacoboni

Printed Name: DEBORAH JACOBONI Date: 5-19-14

RRI #20127 Dublin, OH



TYPICAL SECTION DETAIL - FACE LIGHT INTERNALLY ILLUMINATED LETTERS



TRUMPH
SIGN & CONSTRUCTION, INC.

Sketch No. RRI 20127 Dublin

Scale: Proportional

Date: 3/11/14 Revised: 4/24/14

Locations:

Red Roof Inn #20127
Dublin, OH

Drawing by: RP Checked by: BD

Specifications:

- Face lit/ halo LED illuminated channel letters
- UL approved with cut off switch.
- Red Roof Letters: Red LED's
- Red Acrylic: #2793 Red
- "Plus +" Letters: Yellow LED's
- Yellow Acrylic: #2016 Yellow

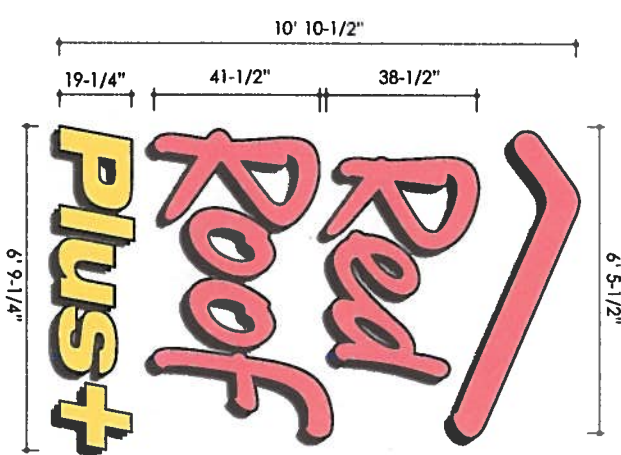
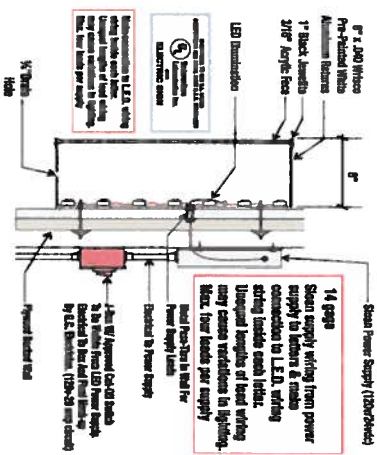
Please read carefully and check appropriate box:

- ☐ Sketch OK as is ☐ Sketch OK with changes
- ☐ New sketch required

Date _____ Signature _____

2003 Triumph Sign & Construction, Inc. All rights reserved.
This drawing was created by Triumph Sign & Construction, Inc. and contains exclusive design elements by Triumph and may not be reproduced or utilized without consent from Triumph.

RRI #20127 Dublin, OH



<p>TRIUMPH Signs & Consulting, Inc.</p>	
<p>Sketch No. RRI 20127 Dublin</p> <p>Scale: Proportional</p> <p>Date: 3/11/14 Revised: 4/24/14</p> <p>Locations: Red Roof Inn #20127 Dublin, OH</p> <p>Drawing By: RP Checked By: BD</p> <p>Specifications: • Face lit/ halo LED illuminated channel letters • UL approved with cut off switch. • "Red Roof" Letters: Red LED's • Red Acrylic: #2783 Red • "Plus +" Letters: Yellow LED's • Yellow Acrylic: #2016 Yellow</p> <p>Please read carefully and check appropriate box: <input type="checkbox"/> Sketch OK as is <input type="checkbox"/> Sketch OK with changes <input type="checkbox"/> New sketch required</p> <p>Date: _____ Signature: _____</p> <p><small>2008 Triumph Signs & Consulting, Inc. / All rights reserved. This drawing was created by Triumph Signs & Consulting, Inc. and contains exclusive design elements by Triumph and may not be reproduced or utilized without consent from Triumph.</small></p>	



6665 Coffman Road
Dublin, Ohio 43017

NOTICE OF SPECIAL MEETING

DUBLIN BOARD OF ZONING APPEALS

March 12, 1985

7:30 P.M.

It is the policy of the Dublin Board of Zoning Appeals to notify the applicant and adjacent property owners of pending Zoning Code variances, conditional use permit applications or Zoning Code appeals.

If you have any questions or comments concerning the pending case(s), please attend this meeting. If you are unable to attend or want more information, please contact Patrik Bowman at 889-2175.

At the next meeting of the Board of Zoning Appeals, the following case(s) will be heard:

Tabled Case

Variance Case V85-006 - Red Roof Inn, 5125 Post Road

Location: A 3.29 acre tract located between S.R. 161 and Post Road.

Zoning District: CC, Community Commercial District.

Request: Variances to the following Sections:

- (a) Section 1189.05(a), to permit the use of both wall signs and ground signs. The code permits the use of one or the other but not both types;
- (b) Section 1189.02, to increase the allowable maximum size of a wall sign from 50 sq. ft. to 70 sq. ft.;
- (c) Section 1189.06, to increase the maximum permitted height of a wall sign from 15' to 22';
- (d) Section 1189.04, to illuminate the sign with red neon tubing.

Proposed Use: Two ground signs, and two 70 sq. ft. wall signs for a proposed motel.

Applicant: Red Roof Inns, Inc., Mr. Robert Nelson.

BZA

Meeting called to order @ 7:36 pm.

1. Dr. Cottano presents case for setback reduction.
Dr. C. realizes 5' encroachment already exists.

Mr. Bawn's remarks, encroachment actually totals 10' since 5' setback encroachment already exists.

Points out if current sub were built, setback would be 80', not ~~100'~~

Mr. Darragh agrees, in view of 15' ing project.

Mr. Rach. , abstains from voting as arch. for project, explains addition as proposed.

Mr. Roe. points out 15' ing proposal as an improvement.

Mrs. Rauch has no expressed conflict.

Rish OK.

Hatch OK.

Mrs. Rowe to OK

Rish 2nd

passed

2. no rep for Elgee's

3. V85-005

Mr. Moriarity presents case for additional wall sign.

Mr. Bowman explains request and proposal.

Mr. Moriarity amends ~~staff~~ variance proposal to use sign over entrance and not exposed to post rd. exposure.

Mr. Fishman points out 2 signs will be exposed at once

Staff points out Bob Evans will have like exposure.

Mr. Rauh points out ~~a~~ a second sign is ultimate, ground or wall by variance.

Mr. Fish ~~appro~~ goes to appon request

Mrs. Rausch 2nd

Mr. Ratz asks for motion to table
Hatch 4 to table.

Rauh 4

Mrs. Rausch 4

Mr. Fish 4

Mr. Roz asks about landscaping round of
Sdio mound does not hide Sta.

State Savings island is not deep
enough.

Research Sdio / s ing

Adjourn 8:39